

By: YT 7 WEST LLC, member

By: _____

Name: Yitzchak Tessler

Title:

By:  _____

Name: Jacob Chetrit

Title:

SENIOR MEZZANINE BORROWER:

1107 BROADWAY MEZZ I LLC,
a Delaware limited liability company

By: 1107 Broadway Mezz II LLC, member

By: 1107 Broadway SPE LLC, member

By: 1107 Broadway YT LLC, managing member

By: _____
Name: Yitzchak Tessler
Title: Managing Member

By: Arbor Toy Holdings II, LLC, member

By: Arbor Toy, LLC, member

By: _____
Name: _____
Title: _____

By: Princeton Toy, LLC, member

By: _____
Name: _____
Title: _____

By: CF 1107 LLC, member

By: _____
Name: Joseph Chetrit
Title: _____

By: _____
Name: Jacob Chetrit
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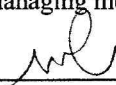
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Title: JACOB CHETRIT

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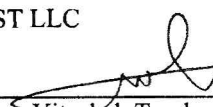
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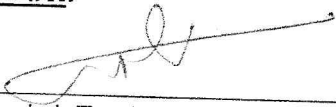
By: _____

Name: Yitzchak Tessler
Title:

By: _____

Name:
Title: JACOB CHETRIT

GUARANTOR:



Name: Yitzchak Tessler

SETTLEMENT AGREEMENT

LBHI:

LEHMAN BROTHERS HOLDINGS INC., a Delaware corporation, as Debtor and Debtor In Possession in its Chapter 11 Case in the United States Bankruptcy Court for the Southern District Of New York, Case No. 08-13555 (JMP) (individually and as lead arranger and administrative agent for itself and certain co-lenders)

By: _____

Name:

Title:

Jeffrey Fitts
Authorized Signatory

SENIOR MEZZANINE LENDER:

LEHMAN BROTHERS HOLDINGS INC., a Delaware corporation, as Debtor and Debtor In Possession in its Chapter 11 Case in the United States Bankruptcy Court for the Southern District Of New York, Case No. 08-13555 (JMP)

By: _____

Name:

Title:

Jeffrey Fitts
Authorized Signatory

JUNIOR MEZZANINE LENDER:

1107 BROADWAY MEZZ HOLDINGS LLC, a Delaware limited liability company

By: _____

Name:

Title:

Jeffrey Fitts
Authorized Signatory

EXHIBIT LIST

Exhibit A-1	Stipulated Foreclosure Pleadings Form
Exhibit A-2	Senior Mezzanine Foreclosure Consent Form
Exhibit A-3	Junior Mezzanine Foreclosure Consent Form
Exhibit B	Proofs of Claim Withdrawal Form
Exhibit C	Release of Lender Form
Exhibit D	Conveyance Document Forms
Exhibit E	Certificate Form
Exhibit F-1	Sublease Assignment Form
Exhibit F-2	Sublease Notice and Rent Direction Form
Exhibit G-1	Citibank Lease Assignment Form
Exhibit G-2	Citibank Lease Notice and Rent Direction Form
Exhibit H	Release of Borrower and Guarantor Form
Exhibit I	Settlement Escrow Instructions Form
Exhibit J-1	1107 PSA
Exhibit J-2	West 24 th PSA
Schedule 1	Auction Terms
Schedule 2	Paid Carry Costs